



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 09 | PINE WOOD 80   |
| Interior Floo            | 14 | CARPET 20      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 920              | 100         | 920          | 68,957               |
| FOP       | 16               | 30          | 5            | 375                  |
| FSP       | 80               | 40          | 32           | 2,398                |
| FSP       | 180              | 40          | 72           | 5,397                |
| FUS       | 962              | 100         | 962          | 72,104               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,158 |  | 1,991 | 149,231 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |       |
|----------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 2.00     | UT | 3,500.00 |       |
| 2              | 0510       | GARAGE WD-  | 0 100   | 28 | 14 | 392.00   | SF | 35.00    |       |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 12 | 12 | 144.00   | SF | 30.00    |       |
| 4              | 0940       | SHEDS/PORT  | 0 100   | 11 | 9  | 99.00    | SF | 30.00    |       |
| 5              | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 760.00   | SF | 85.00    |       |
| 6              | 0875       | HOT TUB     | 0 100   | 0  | 0  | 1.00     | UT | 1,200.00 |       |
| 7              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 1,684.00 | SF | 7.25     |       |
| 8              | 0462       | ST/AL FNC   | 0 100   | 0  | 0  | 680.00   | SF | 10.00    |       |
| 9              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 384.00   | SF | 6.50     |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0007 | OR       | 0.00  | 0.00  | 1.65        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |         |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                         | 01  | 1,991     | 93.1000     | 88.44          | 176,084        | 1933 | 1991 | 0    | 0    | 0 15.25 | 84.75  |
| 1 SINGLE FAM - 100% - 1999 Heated Area: 1882 HX Base Yr 1999 |     |           |             |                |                |      |      |      |      |         |        |
|                                                              |     |           |             |                |                |      |      |      |      |         |        |

|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 1342 CLYDE LN, BRYCEVILLE | BLD DATE | LGL DATE  | 06/13/2023 | MLU |
|                           | XF DATE  | LAND DATE |            |     |
|                           | INC DATE | AG DATE   |            |     |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 2.00     | UT | 3,500.00 | 3,500.00       | 100       | 1943    | 1943        | 3 | 20     | 1,400           |       |
| 2   | 0510       | GARAGE WD-  | 0 100   | 28 | 14 | 392.00   | SF | 35.00    | 35.00          | 100       | 1980    | 1980        | 3 | 20     | 2,744           |       |
| 3   | 0940       | SHEDS/PORT  | 0 100   | 12 | 12 | 144.00   | SF | 30.00    | 30.00          | 100       | 1998    | 1998        | 3 | 20     | 864             |       |
| 4   | 0940       | SHEDS/PORT  | 0 100   | 11 | 9  | 99.00    | SF | 30.00    | 30.00          | 100       | 2005    | 2005        | 3 | 24     | 713             |       |
| 5   | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 760.00   | SF | 85.00    | 85.00          | 100       | 2005    | 2005        | 3 | 40     | 25,840          |       |
| 6   | 0875       | HOT TUB     | 0 100   | 0  | 0  | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2005    | 2005        | 3 | 24     | 288             |       |
| 7   | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 1,684.00 | SF | 7.25     | 7.25           | 100       | 2005    | 2005        | 3 | 86     | 10,500          |       |
| 8   | 0462       | ST/AL FNC   | 0 100   | 0  | 0  | 680.00   | SF | 10.00    | 10.00          | 100       | 2005    | 2005        | 3 | 40     | 2,720           |       |
| 9   | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 384.00   | SF | 6.50     | 6.50           | 100       | 2006    | 2006        | 3 | 87     | 2,172           |       |

| TOTAL OB/XF |          |       |       |             |           |     |          |        |         |            |                |            | 47,241 |  |  |
|-------------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|--------|--|--|
| R D         | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |        |  |  |
| 07          | OR       | 0.00  | 0.00  | 1.65        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |        |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 1.65 | Total Land Value: 49,500 | Market: 0 | Agricultural: 0 | Common: 49,500 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 2               |  |           | 6 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 6              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 171,966   |   |
| TOTAL MARKET OB/XF VALUE  |  | 47,241    |   |
| TOTAL LAND VALUE - MARKET |  | 49,500    |   |
| TOTAL MARKET VALUE        |  | 268,707   |   |
| SOH/AGL Deduction         |  | 153,064   |   |
| ASSESSED VALUE            |  | 115,643   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 65,643    |   |
| TOTAL JUST VALUE          |  | 268,707   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 265,392   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22001093   | REPAIR/RRF  | 18,500 | 01/19/2022 |
| B16465     | ADDITION    | 36,640 | 10/01/2005 |
| E16069     | ELEC OTHER  | 1,000  | 10/01/2005 |
| R08495     | REPAIR/RRF  | 2,500  | 10/01/2005 |
| M015007    | H/AC        | 0      | 04/01/2001 |
| B007838    | REMODEL     | 7,000  | 12/01/2000 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 0858/1000                     | 12/10/1998 | WD U      | I   | I   | 01     |
| GRANTOR: FOURAKER CHARLES W & |            |           |     |     |        |
| GRANTEE: FLOWERS KATHERINE &  |            |           |     |     |        |
| 0858/0071                     | 12/07/1998 | WD U      | I   | I   | 01     |
| GRANTOR: FOURAKER CHARLES W & |            |           |     |     |        |
| GRANTEE: FOURAKER CHARLES W   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W2 FSP=[YR=1993] N8 W10 S8 E10\$ W34 S4<br>FSP=[YR=1993] W10 S18 E10 N18\$ S22 E14 FOP=[YR=1993] E8 N2 W8<br>S2\$ N2 E8 S2 E14 N26\$ PTR= E20 FUS=[YR=1993] E37 S26 W37 N26\$ W20\$. |  |  |  |  |  |  |  |  |  |

**FLOWERS KATHERINE C & TIMOTHY**  
1342 CLYDE LN  
BRYCEVILLE, FL 32009

# 2024

**20-1S-23-0000-0002-0020**

[illegible]